

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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OCT 03 2013



September 26, 2013

**CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT**

Ms. Cheryl Kuta, Planning Manager
Development Services Department
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92360

Dear Ms. Kuta:

RE: Review of the City of Lake Forest's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Lake Forest's draft housing element update received for review on August 12, 2013 along with revisions received on September 9, and 24, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on August 30, 2013 with you and the City's consultants, Ms. Veronica Tam and Mr. Rick Brady of Veronica Tam and Associates, and subsequent communications with Mr. Brady facilitated the review. In addition, the Department considered comments from The Kennedy Commission pursuant to Government Code Section 65585(c).

The draft element meets the statutory requirements of State housing element law. The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The element will comply with State housing element law (Article 10.6 of the Government Code) when it is adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)).

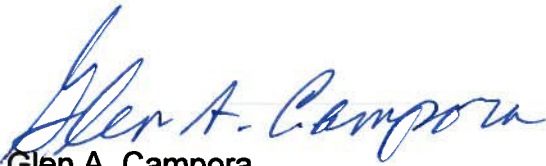
Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Ms. Cheryl Kuta, Planning Manager
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The City's prior 4th cycle housing element compliance makes the City eligible to meet one of the threshold requirements of the Department's Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More information on the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving Lake Forest's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Glen A. Campora
Assistant Deputy Director